

UNOFFICIAL COPY

QUIT CLAIM DEED Statutory (Illinois)

Doc#: 2105616143 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/25/2021 03:58 PM Pg: 1 of 6

Dec ID 20210101623575
ST/CO Stamp 0-516-064-272
City Stamp 1-565-602-832

GRANTORS, Daniel Garofalo, a married man, of Glenview, IL, and Lawrence Dunning, a married man, of Chicago, IL, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to

1839 LOOMIS LLC, an Illinois Limited Liability Company,

all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 1839 South Loomis Street, Chicago, IL 60608, legally described as:

LOT 51 IN STEWART'S SUBDIVISION OF BLOCK 7 IN JOHNSON AND LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT THE HOMESTEAD PROPERTY AS TO GRANTOR'S SPOUSE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-20-314-003-0000

Address of Real Estate: 1839 South Loomis Street, Chicago, IL 60608

Dated this 30 day of December, 2020.

PLEASE PRINT
OR TYPE
NAME(S)
BELOW
SIGNATURE(S)

By:  (SEAL)
Daniel Garofalo

By: _____ (SEAL)
Lawrence Dunning

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Dated this 30 day of Dec, 2020.

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OR TYPE
NAME(S)
BELOW
SIGNATURE(S)

By: _____ (SEAL)
Daniel Garofalo

By:  (SEAL)
Lawrence Dunning

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Property of Cook County Clerk's Office

State of Illinois, County of Cook ss I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel Garofalo personally known to me to be the same person whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this _____ day of _____, 20__.

Commission expires _____, 20__.

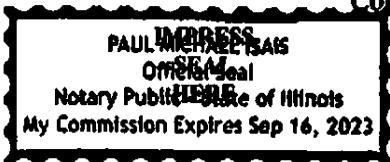
IMPRESS
SEAL
HERE

NOTARY PUBLIC

State of Illinois, County of Cook ss I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lawrence Dunning personally known to me to be the same person whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of December, 2020.

Commission expires September 16, 2023



NOTARY PUBLIC

UNOFFICIAL COPY

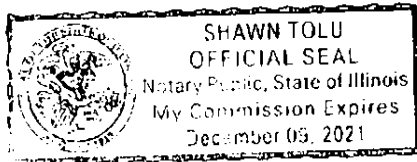
Property of Cook County Clerk's Office

State of Illinois, County of Cook ss I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Daniel Garofalo** personally known to me to be the same person whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30 day of December, 2020.

Commission expires December 9, 2021.

IMPRESS
SEAL
HERE



ShT

NOTARY PUBLIC

State of Illinois, County of Cook ss I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Lawrence Dunning** personally known to me to be the same person whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this _____ day of _____, 20____.

Commission expires _____, 20____.

IMPRESS
SEAL
HERE

NOTARY PUBLIC

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This instrument was prepared by Dadkhah Law Group, LLC, 7126 N. Lincoln Ave, Lincolnwood, IL 60712.

MAIL TO: [

Dadkhah Law Group, LLC
(Name)

7126 N. Lincoln Ave
(Street Address)

Lincolnwood, IL 60712
(City, State, Zip)

SEND SUBSEQUENT TAX BILLS TO:

1839 Loomis LLC c/o Daniel Garofalo
(Name)

1120 Prairie Lawn Road
(Street Address)

Glenview, IL 60025
(City, State, Zip)

Exempt under provisions of Paragraph e,
Section 4, Real Estate Transfer Tax Act.

1/26/21
Date

[Signature]
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 | 30 | 2020

SIGNATURE: [Signature]
Daniel Garofalo, GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

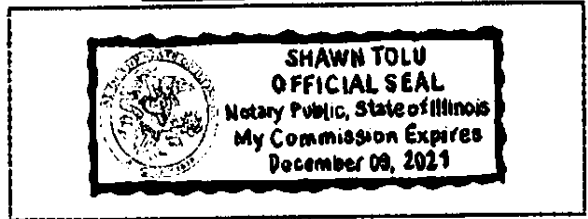
Shawn Tolu

By the said (Name of Grantor): Daniel Garofalo

On this date of: 12 | 30 | 2020

NOTARY SIGNATURE: [Signature]
Shawn Tolu

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 | 30 | 2020

SIGNATURE: [Signature]
Daniel Garofalo, GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

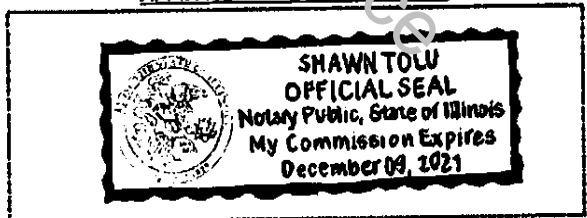
Shawn Tolu

By the said (Name of Grantee): Daniel Garofalo

On this date of: 12 | 30 | 2020

NOTARY SIGNATURE: [Signature]
Shawn Tolu

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)